

Request for Development

T H E V I L L A G E C E N T E R
“THE UNITED PRESBYTERIAN CHURCH BUILDING”

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Unique Development Opportunity

Village Center Location

Original Stained Glass

6,767 Square Feet

Submission Deadline: Tuesday, June 4, 2013 at 11 AM

Enfield, CT—The Center of the Knowledge Corridor

A Message to Developers:

The Town of Enfield is soliciting proposals for the redevelopment of the Village Center in Thompsonville. The Town's objective is to continue a vibrant use of this building, which is located in the historic village neighborhood of Thompsonville in Enfield, Connecticut. The property is strategically located on High Street between Route 5 (Enfield Street) and Pearl Street, the latter being Thompsonville's core traffic thoroughfare. It has convenient access to Interstate 91 and Route 190.

The Town of Enfield requires an adaptive re-use of the building consistent with the zoning and surrounding neighborhood. Demolition is not an option given the building's historic significance, and it is the Town's intent to preserve the impressive stained glass windows which have been painstakingly restored. The building can accommodate both office and assembly uses.

The Town is willing to work with the preferred proposer to assist with efforts to further restore and preserve the building.

The Enfield Town Council reserves the right to reject any and all RFD's received, and to accept an RFD which it believes is most consistent with the long-term vision for the betterment of the Thompsonville community and the Town of Enfield.

It is the Town's policy not to award proposals to those who owe the Town of Enfield prior year(s) property taxes.

Property Information

- Constructed in 1901 as the United Presbyterian Church.
- Served as the Enfield Senior Center from 1974-2003.
- Currently used by the Town of Enfield for offices and local theatre group.
- One floor—6,767 square feet.
- Meeting hall—former church sanctuary—is 3,400 square feet and consists of original stained glass windows, oak doors, wainscoting and choir loft-balcony.
- Modern, handicapped accessible office spaces located behind sanctuary of 3,367 square feet.
- Full basement with interior and exterior access.
- Four exterior entry ways.
- Four restroom facilities.
- Gas-fired, dual-zoned, forced hot air heating system
- Central air conditioning system.
- Updated electrical systems.
- Public water and sewer services.
- Fire suppression and building alarm systems.
- Rear paved parking lot consisting of nineteen (19) 10' X 20' spaces and 2 handicapped accessible spaces.
- Gravel parking area on abutting Gorman Avenue of 4,350 square feet.

Specifications

Building Square Footage:	6,767
Parcel Size:	Approximately .49 acre
Zoning:	TVC/Mixed use
Assessor Map & Lot:	25-131
Assessor Valuation Building:	\$243,300
Assessor Valuation Land:	\$38,920
Assessor Valuation Total:	\$282,220

Proposal Review and Proposal Contents Information

A proposal shall contain a cover letter including:

- Proposer's contact information: name, address, phone and e-mail.
- Signature of an authorized person.
- Description of experience in owning and maintaining similar properties.
- Statement of commitment to fulfill the Town's intent to preserve and maintain the building's exterior architectural features and stained glass windows.
- Statement of willingness to accept a deed restriction which preserves the structure and stained glass windows.
- Statement of willingness to have a separate insurance policy for the full replacement value of stained glass windows based on an appraisal.

Provide sufficient narrative that describes the development plan and intended use. The narrative should include:

- Type of proposed use.
- Intended user(s).
- Detailed description of proposed physical modifications.
- Time frame to implement proposed use.
- Detailed information demonstrating the proven ability to financially support and sustain a comprehensive, long-term maintenance effort of the facility.
- Ability to sustain long-term occupancy and use of the building and property.
- Proposed purchase offer.

***Mandatory Tour of Property**

Wednesday, May 1, 2013 - 12 Noon at 100 High Street

***RFDs submitted by parties who do not attend this mandatory tour will not be considered.**

Submission Requirements

Proposals must be received by the Town of Enfield Finance Director by 11 AM on Tuesday, June 4, 2013. One (1) original and three (3) copies of all proposals must be submitted in a sealed envelope clearly marked, "Thompsonville Village Center RFD." If forwarded by mail or courier, the sealed envelope must be addressed to "Director of Finance, Town of Enfield, 820 Enfield Street, Enfield, Connecticut 06082". Proposals must be at the office of the Director of Finance by the time of the Public Proposal Opening date. Postmarks are NOT an acceptable waiver of this policy. Corrections and/or modifications received after the first proposal is publicly opened will NOT be accepted.

Proposals are considered valid for one hundred twenty (120) days after proposals are opened. Proposers may not withdraw, cancel or modify their proposal for a period of one hundred twenty (120) days after proposals are opened.

Proposals must be signed by an authorized person representing the legal entity of the proposer.

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Contact Information

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